



*Plan and Zoning Commission
Staff Report*

Meeting Date: August 16, 2016

Agenda Item: Village at Rock Creek Plat 1 Final Plat

Report Date: August 12, 2016 EJC

Prepared by: Emily Bodeker
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the Village at Rock Creek Plat 1 final plat and recommend City Council authorization of cost participation in an amount not to exceed \$10,137.50 for water main upsizing and upsizing to an eight foot trail along NW Irvinedale Drive.

Project Summary:

The proposed Village at Rock Creek final plat is 11.17 acres and consists of 84 attached townhome units and 6 single family lots. The plat is located east of NW Irvinedale north of NW 36th Street. A site plan for the project will be submitted and come before the Plan and Zoning Commission for approval at a future date.

Project Report:

- Streets:** The general layout adds a cul-de-sac bulb at the end of the existing NW 40th Street where the 6 single family lots are located. The west side of the subject property is where the attached townhome units are located. Private Streets will provide access to the west side of the site and will have access off of NW Irvinedale Drive.
- Water:** Twelve inch water main will be extended north along NW Irvinedale Drive. An 8" water main and 8" sanitary sewer will be extended throughout the proposed development.
- Sewer:** Eight inch sanitary sewer will be extended throughout the development.
- Drainage:** The plat generally drains east then it is piped south towards the Rock Creek North regional detention pond.
- Parkland:** The developer is proposing to provide required parksite dedication through payment in lieu of dedication. Payment will be due before the final plat goes to Council.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT:

Village at Rock Creek Plat 1

NAME OF OWNER/Developer:

K&N Holdings LLC

GENERAL INFORMATION:

PLAT LOCATION: North of NW 36th Street east of NW Irvinedale Drive

SIZE OF PLAT: 11.17 acres

ZONING: R-3, Multiple Family Residence District restricted to 10 units per acre

LOTS:

NUMBER: 90 lots, 1 outlot, 2 street lots

SIZE/DENSITY: 8.05 units/acre

USE: Residential

BUILDING LINES: 30' front, 35' rear; 7' minimum 15' total side for one story; 8' minimum 17' total for greater than one story

PARK SITE DEDICATION: The developer has indicated they would like to provide required parksite dedication through payment in lieu of dedication. The developer will be required to donate 10% of the area of lots 7-90 and 5% for lots 1-6.

ADJACENT LANDS:

NORTH: Unplatted land

SOUTH: Courtyards at Rock Creek Development

EAST: Rock Creek North Development

WEST: Undeveloped land in the County

STREET DEVELOPMENT:

NAME: NW 40th Street

LENGTH: 66.3'

CLASSIFICATION: Normal Cul-de-sac

R.O.W. (REQ'D/PROV.): 60'/60'

PAVEMENT WIDTH: 29 feet

WASTE WATER:

PROJECTED FLOWS: 90 units X 3 persons X 300 gal. per day/pers.= 81,000GPD Est.

TREATMENT PLANT CAPACITY: Design: 12.1 MGD; current daily avg. 6.41 MGD.

NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: trunk sewer located in NW Abilene Road

STORM WATER:

BASIN FLOWS: This plat lies in the Northern Interceptor Development Basin.

WATER SYSTEM

PROJECTED USAGE: 90 units x 3 persons/house x 100 gallons/day/pers.= 27,000 GPD
SUPPLY CAPACITY: 13.72 MGD; Current daily avg 3.9 MGD.

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved by staff.